

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DESIGNATION OF REDEVELOPER AND  
PROPOSED DISPOSITION OF PARCELS 25, 29 AND P-12A  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority has previously voted to adopt a Report and Decision on the Applications of Carl Bihldorff and Others in which it granted permission for the applicants to form an Urban Redevelopment Corporation under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcels with low and moderate income housing; and

WHEREAS, the Mayor of the City of Boston has previously approved the votes of the Authority; and

WHEREAS, pursuant to the Authority's permission, Westminster Place, Inc. and Willard Place, Inc., have been incorporated;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Tentative Designation of Joseph E. Tuckerman Memorial, Inc., as Redeveloper of Parcels 25, 29 and P-12A is hereby rescinded.
2. That Westminster Place, Inc. be and hereby is designated as Redeveloper of Disposition Parcels 25 and P-12A.
3. That Willard Place, Inc. be and hereby is designated as Redeveloper of Disposition Parcel 29.

4. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

5. That it is hereby determined that Westminster Place, Inc. and Willard Place, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 25 and P-12A to Westminster Place, Inc. and a Land Disposition Agreement and Deed conveying Parcel 29 to Willard Place, Inc., for a total consideration of Twenty-Five Thousand (\$25,000.00) Dollars, said Agreements to be in the Authority's usual form.

7. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

## MEMORANDUM

1706  
8/13  
AUGUST 13, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER  
DISPOSITION PARCELS 25, 29 AND P-12A  
SOUTH END PROJECT NO. MASS. R-56

SUMMARY: This memorandum requests the Final Designation of Westminster Place, Inc. as the Redeveloper of Parcels 25 and P-12A, and of Willard Place, Inc. as the Redeveloper of Parcel 29 in the South End Urban Renewal Area.

Joseph E. Tuckerman Memorial, Inc. was tentatively designated as the Redeveloper of the above-captioned disposition parcels by Vote of the Authority on August 2, 1967. Since that time, the development team determined that the economic feasibility of the project would be enhanced by the creation of a Chapter 121A Urban Redevelopment Corporation to actually undertake the construction.

Due to the fact that the parcels are not contiguous, it was necessary to form two such non-profit corporations. Westminster Place, Inc. was formed to undertake the development of Parcels 25 and P-12A. Willard Place, Inc. was formed to undertake the development of Parcel 29. The formation of these corporations, and the projects to be undertaken have already received the approval of the Authority and the Mayor.

The entire development, known as Tuckerman Homes, is to consist of 282 units of low-moderate income housing to be financed pursuant to Section 236 of the National Housing Act. Construction financing is to be supplied by Massachusetts Housing Finance Agency. An FHA initial closing is anticipated in late August with actual construction to begin immediately thereafter.

Technically, since Joseph E. Tuckerman Memorial, Inc. was tentatively designated by the Authority, it is necessary at this time to rescind this designation and substitute the corporations formed by Tuckerman Foundation, Westminster Place, Inc. and Willard Place, Inc., as the designated Redevelopers. This, in affect, involves only a change in name of the Redeveloper.

I therefore recommend the adoption of the attached Resolution, designating Westminster Place, Inc., as the Redeveloper of Parcels 25 and P-12A, and Willard Place, Inc., as the Redeveloper of Parcel 29.

An appropriate Resolution is attached.

Attachment

